

# 13 Cormack Circuit, Kellyville, NSW 2155



## House For Sale

Tuesday, 14 May 2024

13 Cormack Circuit, Kellyville, NSW 2155

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 663 m2

Type: House



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## Auction

Making the most of its elevated position, this spacious single-level home presents district views whilst enjoying its own tranquil setting in a peaceful pocket of Kellyville. Families will be spoilt for choice with quality of schools within walking distance and Kellyville Shopping Village is just moments away offering a range of specialty stores, restaurants and cafes. The flexible floorplan showcases a variety of formal and informal living zones, all swathed in natural light. A master bedroom boasts the luxury of a walk-in wardrobe and ensuite, while four additional bedrooms, also with integrated storage, are served by the well-appointed bathroom. The generously proportioned kitchen seamlessly blends modern style elements with natural blackwood timber to create an inviting space designed for ease of entertaining. A stone benchtop, with a built-in breakfast bar, provides a place to bring the family together while ample cabinetry and a walk-in pantry offers plenty of storage. Glass sliders in the rumpus create a seamless flow from indoor to outdoor entertaining where a pitched roof pergola and all-weather blinds protect the paved outdoor space presenting the perfect sanctuary for weekend recreation and relaxation, year-round. A large garden shed offers an excellent storage solution or creative space for hobbyists while the grassed area, framed by lush mature greenery, completes the home by providing a place for the kids and pets to play. Property features:- Master bedroom with an ensuite and double walk-in wardrobe- Four additional bedrooms with integrated storage- Well-appointed main bathroom- Spacious kitchen with a stone benchtop, natural blackwood timber cabinetry, stainless steel appliances and a walk-in pantry - Multiple light-filled formal and informal living spaces- Pitched roof pergola, outdoor blinds, paved entertaining space, grassed area- Industrial ducted air conditioning, plantation shutters, ceiling fans- Large garden shed, alarm system, 4 KW solar panel system, intercom- Remote-controlled triple garage with drive through access to the rear- Approx. 550 m walk to Sherwood Ridge Public School- Approx. 80 m walk to William Clarke College- Approx. 1.2 km walk to Kellyville Village, Centenary of ANZAC Reserve and Wrights Road Community Centre- Approx. 1.5 km walk to Kellyville High School- Approx. 3.5 km drive to Hills Showground Metro station- Surrounded by nature trails and close to parklands